

**Streetscape Elements**

The Urban Design Plan proposes to maintain the existing specific plan's recommendations for streetscape design standards, but with a few exceptions. Generally, the existing specific plan addresses the following design elements:

Sidewalk Paving Materials  
Street Trees  
Street Furniture  
Light Standards  
Public Signage  
Gateway Features  
Kiosks  
Areas of Special Planting  
Street Character

In addition, a new design effort, managed by the City, is currently underway to update general streetscape design standards and design the Evelyn plaza.

**Roadway Configurations.**

The new plan proposes specific right-of-way configurations for several of the important streets within the commercial core. These configurations balance the demands of roadway capacity, level of service at intersections, and street character. Streets are identified as regional boulevards, avenues, and district or neighborhood streets. Boulevards are designed to be the most efficient traffic carriers. Avenues and streets are designed to support commercial activity or residential uses. Design considerations focus on enhancing the pedestrian experience.



***Mathilda Avenue, between Evelyn and El Camino (Figure 8.1)***

Existing ROW: 125' wide from Booker to Washington, 120' elsewhere.

Northbound: 3 lanes, 12' wide each.

Southbound: 3 lanes, 12' wide each.

Local Lane: 1 lane southbound, adjacent proposed residential sites, 15' wide with 8' parallel parking lane (23' dedicated easement).

Center Median: existing (roughly 24' wide) planted median, narrowing for left turn pockets at intersections.

Side Median: 7' wide planted median on west side, separating the local lane from through traffic.

Sidewalks: 10' wide on west side (10' dedicated easement), 27' wide on east side (22' located in the ROW and 5' dedicated easement between Booker and Washington; 17' located in the ROW and 10' dedicated easement elsewhere).

Parallel Parking: None.

Bike Lane: None.

***Aries Way, between Washington and Altair Way***

Existing ROW: 44.5' wide

Northbound: 1 lane, 12.5' wide.

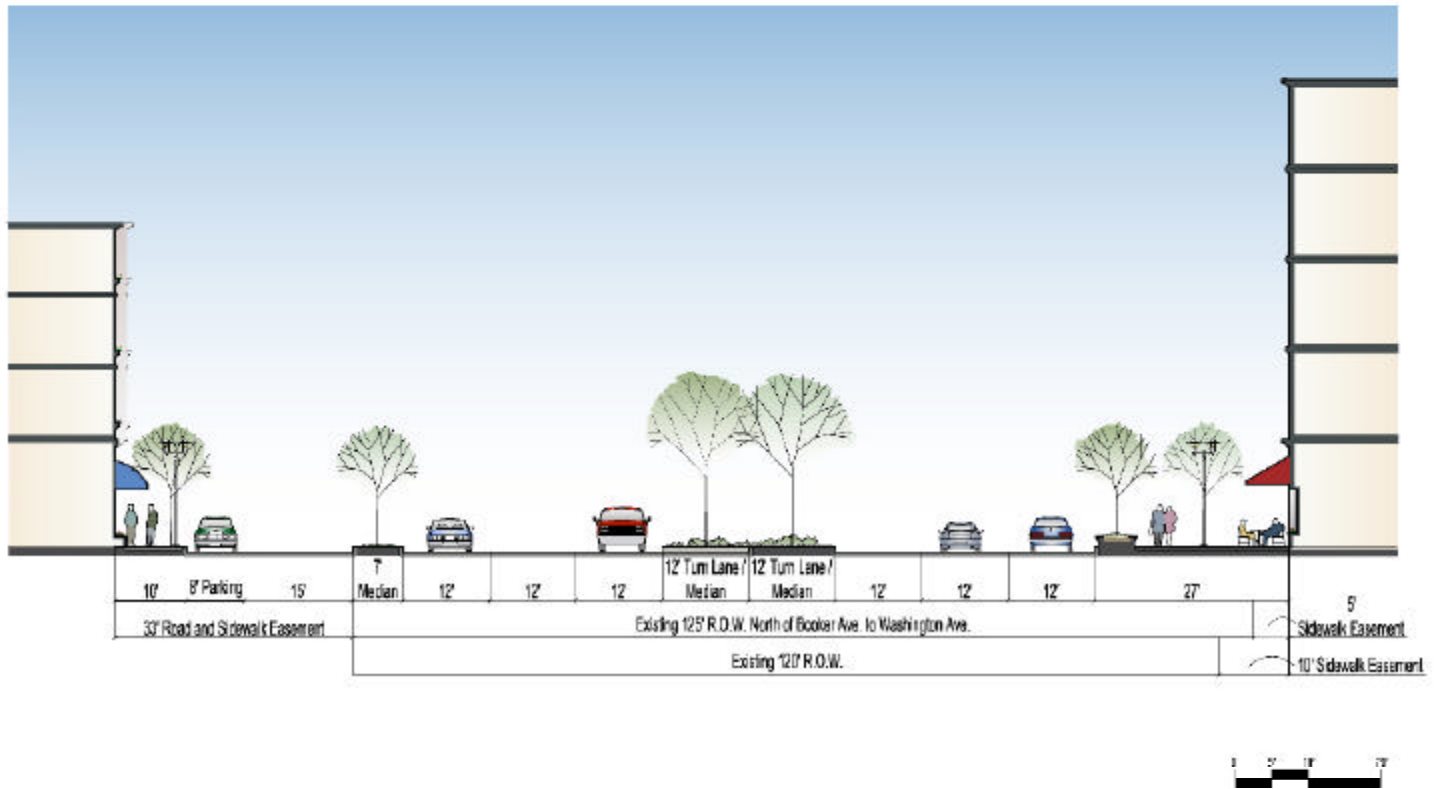
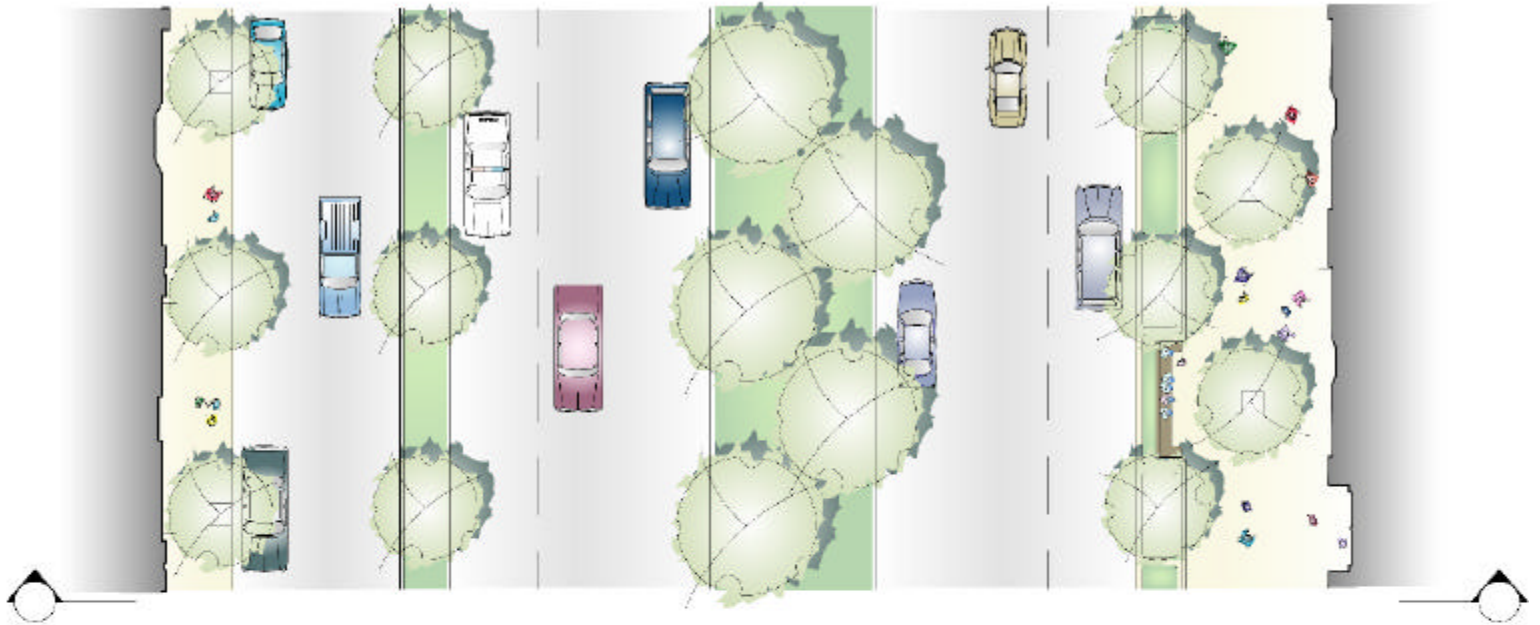
Southbound: 1 lane, 12.5' wide.

Center Median: None.

Sidewalks: 10' wide on west side (10' located in the ROW), 10' wide on east side (10' dedicated easement).

Parallel Parking: 9.5' on the east side.

Bike Lane: None.



**Cross Section and Plan: Mathilda Avenue**

Figure 8.1



***Taaffe Street, between Washington and Evelyn***

Existing ROW: 41' wide

Northbound: 1 lane, 12.5' wide.

Southbound: 1 lane, 12.5' wide.

Center Median: None.

Sidewalks: 10' wide on west side (10' dedicated easement), 10' wide on east side (10' dedicated easement).

Parallel Parking: 8' wide on the west side, 8' wide on the east side.

Bike Lane: None.

***Frances Street, between Washington and Evelyn***

Existing ROW: 60' wide Capella to Evelyn, 54' wide Washington to Capella,

Northbound: 1 lane, 12' wide.

Southbound: 1 lane, 12' wide.

Center Median: None.

Sidewalks: 10' wide on west side (located in the ROW from Capella to Evelyn, 6' dedicated easement from Washington to Capella), 10' wide on east side (located in the ROW).

Parallel Parking: 8' wide on the west side, 8' wide on the east side (bus transfer point at the north end).

Bike Lane: None.

***Murphy Avenue, between Washington and Evelyn***

Existing ROW: 70' wide

Northbound (existing to remain): 1 lane, 12' wide.

Southbound (existing to remain): 1 lane, 12' wide.

Center Median: None.

Sidewalks (existing to remain): 15' wide on west side (located in the ROW), 15' wide on east side (located in the ROW).

Parallel Parking (existing to remain): 8' wide on the west side, 8' wide on the east side.

Bike Lane: None.

***Murphy Avenue Extension, between Washington and Town Center Mall***

Proposed ROW: 70' wide

Northbound : 1 lane, 12' wide.

Southbound: 1 lane, 12' wide.

Center Median: None.

Sidewalks: 15' wide on west side (located in the ROW), 15' wide on east side (located in the ROW).

Parallel Parking: 8' wide on the west side, 8' wide on the east side.

Bike Lane: None.

***Sunnyvale Avenue, between Evelyn and Iowa (Figure 8.2)***

Existing ROW: 69' wide Washington to Evelyn, 74' wide Iowa to Washington.

Northbound: 2 lanes, 11' wide each.

Southbound: 1 lane, 11' wide.

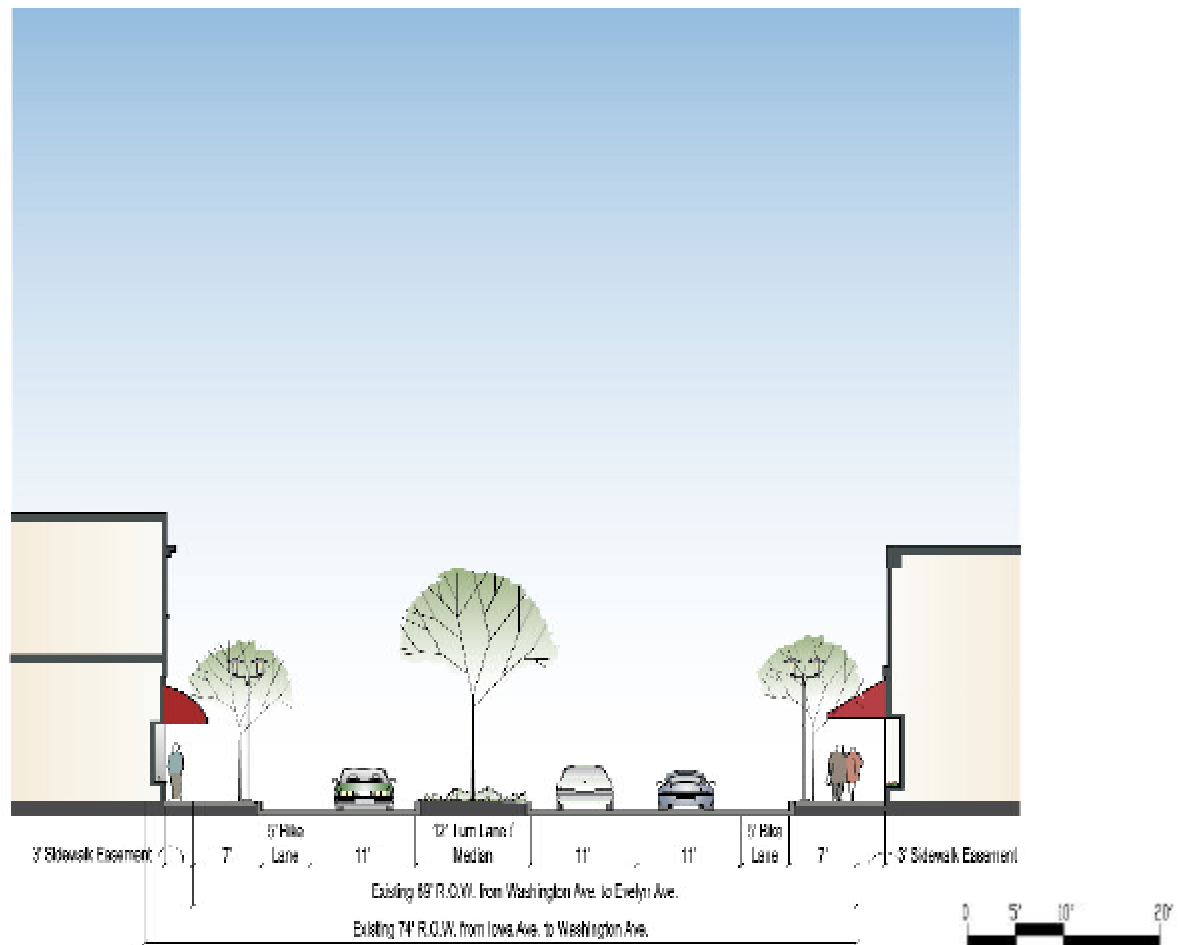
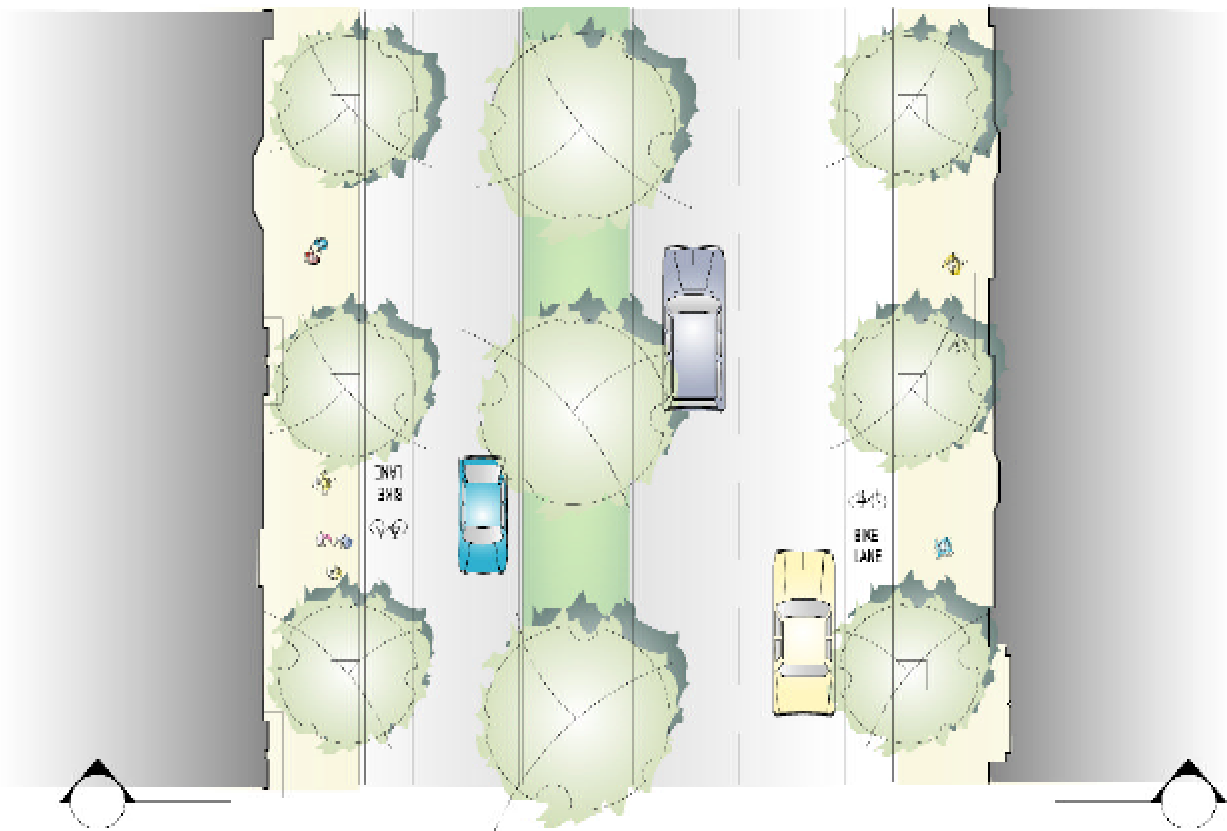
Center Median: 12' wide planted median, narrowing for left turn pockets at intersections.

Sidewalks: 10' wide on west side (located in the ROW from Iowa to Washington; 7' located in ROW, and 3' dedicated easement from Evelyn to Washington), 10' wide on east side (7' located in the ROW and 3' dedicated easement).

Parallel Parking: None.

Bike Lane: 5' northbound and 5' southbound.





## Cross Section and Plan: Sunnyvale Avenue

Figure 8.2

***Charles Avenue, between Olive and Evelyn (Figure 8.3)***

Existing ROW: 50' wide

Eastbound: 1 lane, 9' wide.

Westbound: 1 lane, 9' wide.

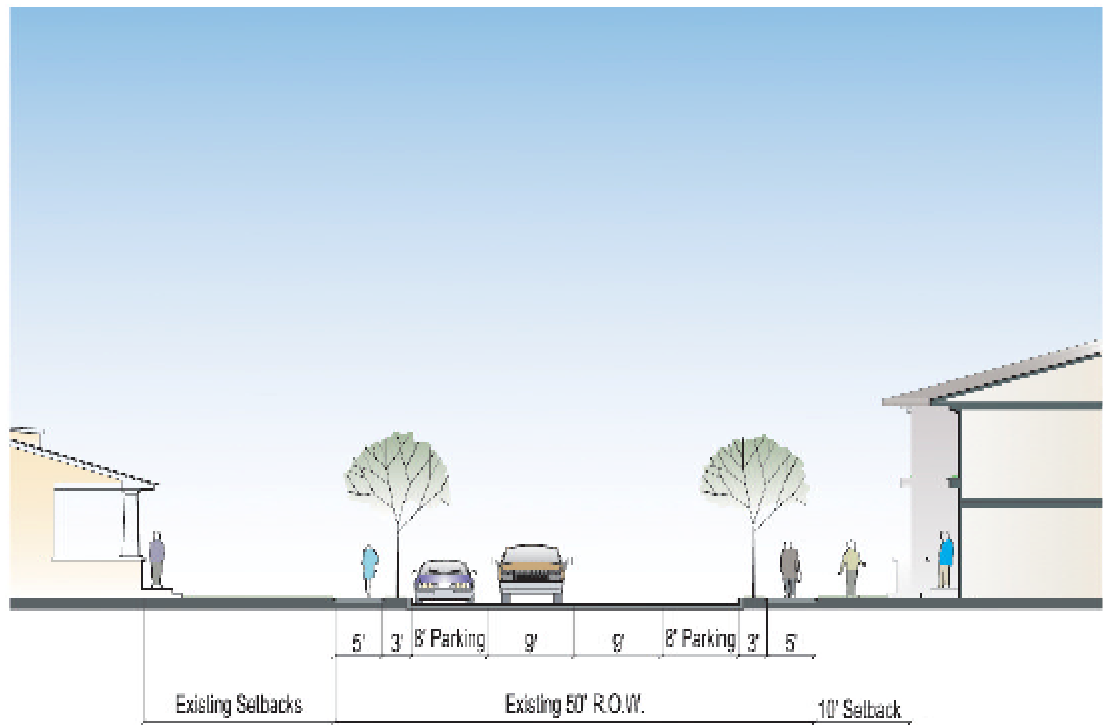
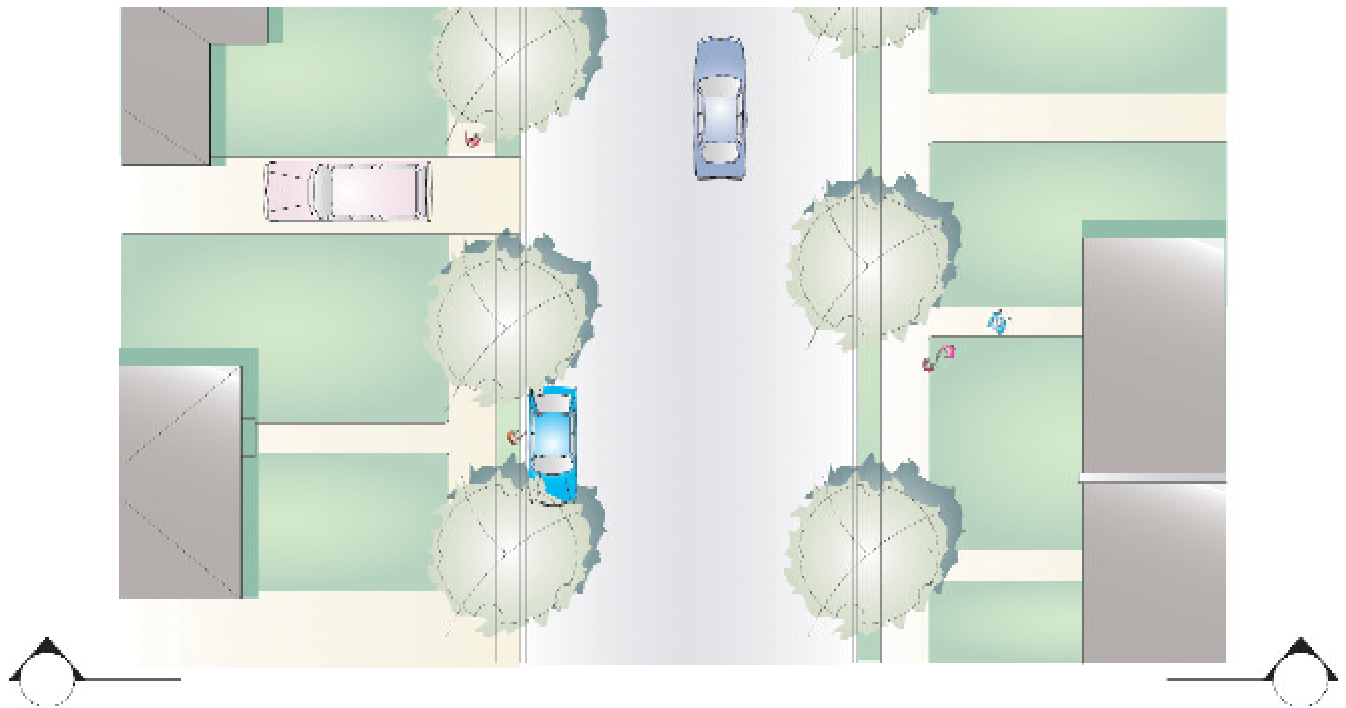
Center Median: none

Sidewalks: 5' wide with 3' planting bed on west side(located in the ROW),5' wide with 3' planting bed on east side (located in the ROW).

Parallel Parking: 8' wide on the north side, 8' wide on the south side.

Bike Lane: none





**Cross Section and Plan: Charles Avenue  
between Olive and Evelyn Avenue**

Figure 8.3

***Evelyn Avenue, between Mathilda and Sunnyvale***

Existing ROW: 70' wide

Eastbound: 2 lanes, 11' wide each

Westbound: 2 lanes, 11' wide each

Center Median: 11' wide planted median, narrowing for left turn pockets at intersections.

Sidewalks: 10' wide on the north side (10' dedicated easement), 10' wide on the south side (5' located in the ROW, 5' dedicated easement).

Parallel Parking: None

Bike Lane: 5' northbound and 5' southbound

***Altair Way, between Aries Way and Taaffe Street***

Existing ROW: 35' wide

Eastbound: 1 lane, 12.5' wide.

Westbound: 1 lane, 12.5' wide.

Center Median: None.

Sidewalks: 10' wide on north side (10' located in the ROW and 10' dedicated easement), 10' wide on south side (10' located in the ROW and 10' dedicated easement).

Parallel Parking: None.

Bike Lane: None.

***Capella Way, between Aries Way and Frances Street***

Existing ROW: 35' wide

Eastbound: 1 lane, 12.5' wide.

Westbound: 1 lane, 12.5' wide.

Center Median: None.

Sidewalks: 10' wide on north side (5' located in the ROW and 5' dedicated easement), 10' wide on south side (5' located in the ROW and 5' dedicated easement).

Parallel Parking: None.

Bike Lane: None.

***Washington Avenue, between Mathilda and Aries***

Existing ROW: 77' wide.

Eastbound: 2 lanes, one at 11' and one at 12' wide.

Westbound: 3 lanes, two at 11' and one at 12' wide.

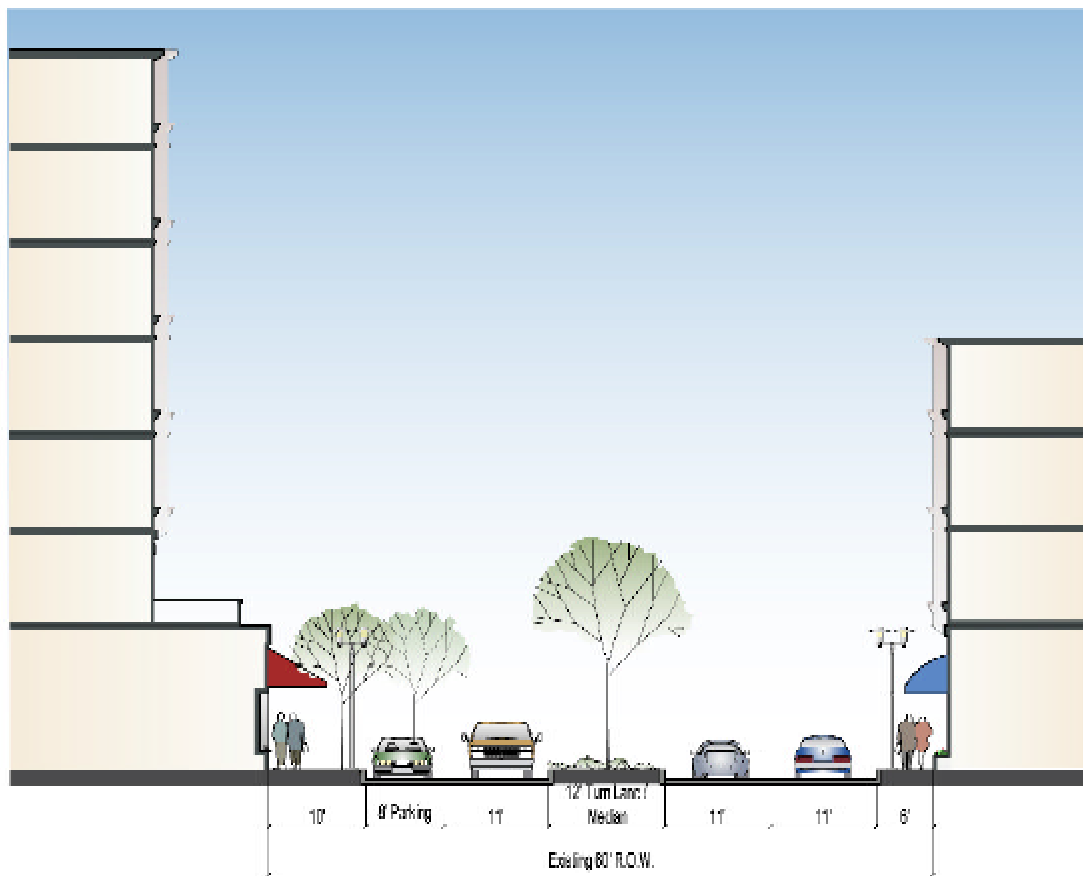
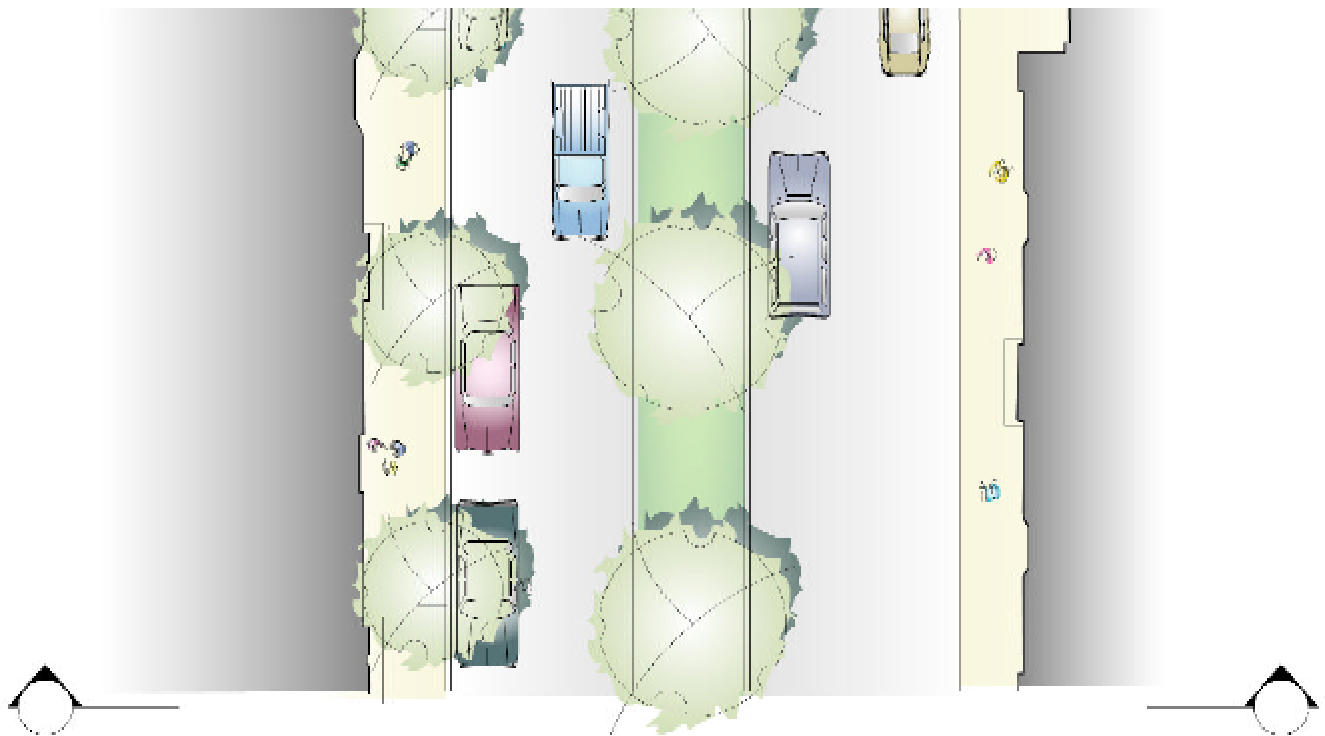
Center Median: None.

Sidewalks: 10' wide on the north side (located in the ROW); 10' wide on the south side (located in the ROW).

Parallel Parking: None.

Bike Lane: None





**Cross Section and Plan: Washington Avenue  
between Town Center Lane and Murphy Avenue**

Figure 8.4

***Washington Avenue, between Aries and Town Center Lane***

Existing ROW: 76' wide.

Eastbound: 2 lanes, one lane 11' and one lane 12' wide.

Westbound: 1 lane, 12' wide.

Center Median: 13' wide planted median, narrowing for left turn pockets at intersections.

Sidewalks: 10' wide on the north side (located in the ROW); 10' wide on the south side (located in the ROW).

Parallel Parking: 8' wide on the north side.

Bike Lane: None

***Washington Avenue between Town Center Lane and Murphy Avenue (Figure 8.4)***

Existing ROW: 60' wide.

Eastbound: 1 lane, 11' wide.

Westbound: 1 lane, 12' wide.

Center Median: 13' wide planted median, narrowing for left turn pockets at intersections.

Sidewalks: 10' wide on north side (located in the ROW), 6' wide on south side (located in the ROW).

Parallel Parking: 8' wide on the north side.

Bike Lane: None

***Washington Avenue between Murphy Avenue and Sunnyvale Avenue (Figure 8.5)***

Existing ROW: 73' wide.

Eastbound: 1 lane, 11' wide.

Westbound: 1 lane, 11' wide.

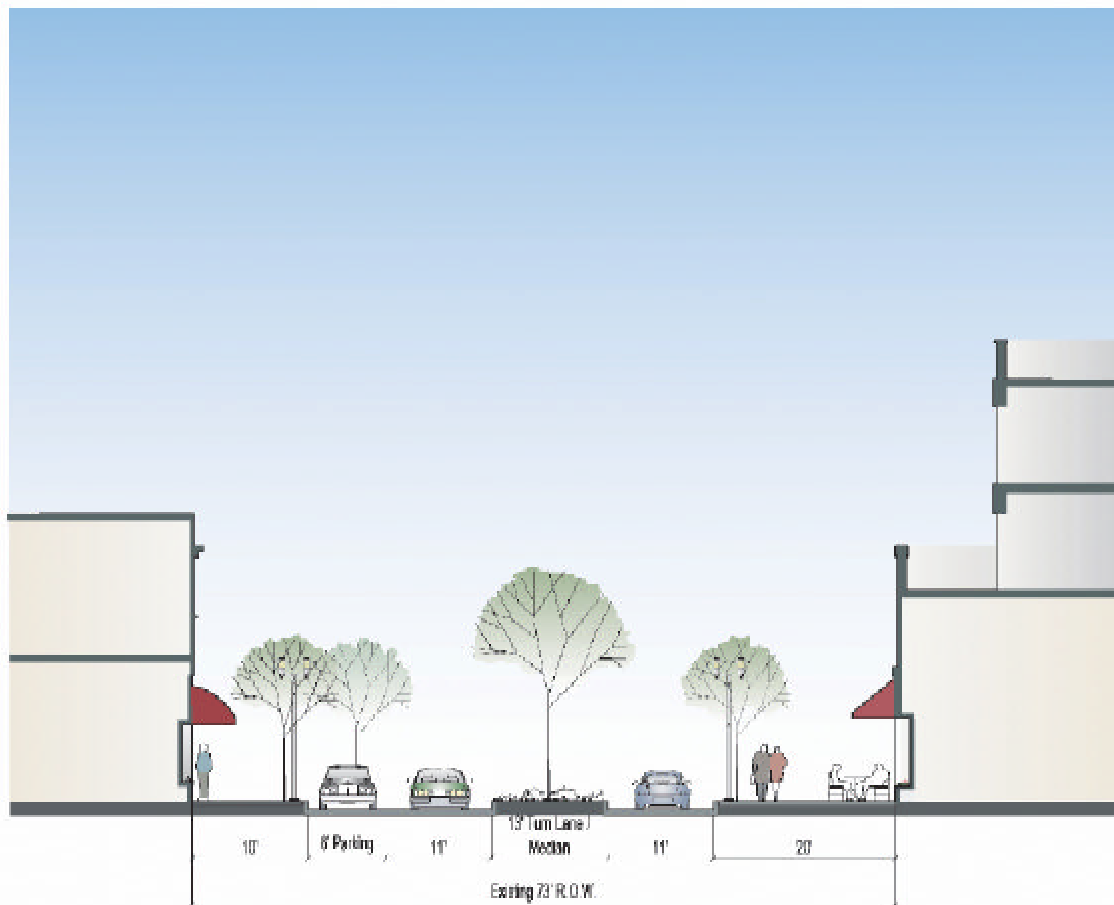
Center Median: 13' wide planted median, narrowing for left turn pockets at intersections.

Sidewalks: 10' wide on north side (located in the ROW), 20' wide on south side (located in the ROW).

Parallel Parking: 8' wide on the north side.

Bike Lane: None.





**Cross Section and Plan: Washington Avenue  
between Murphy Avenue and Sunnyvale Avenue**

Figure 8.5

***McKinley Avenue Extension, between Mathilda and Town Center Lane (Figure 8.6)***

Proposed ROW: 60' wide

Eastbound: 1 lane, 12' wide.

Westbound: 1 lane, 12' wide.

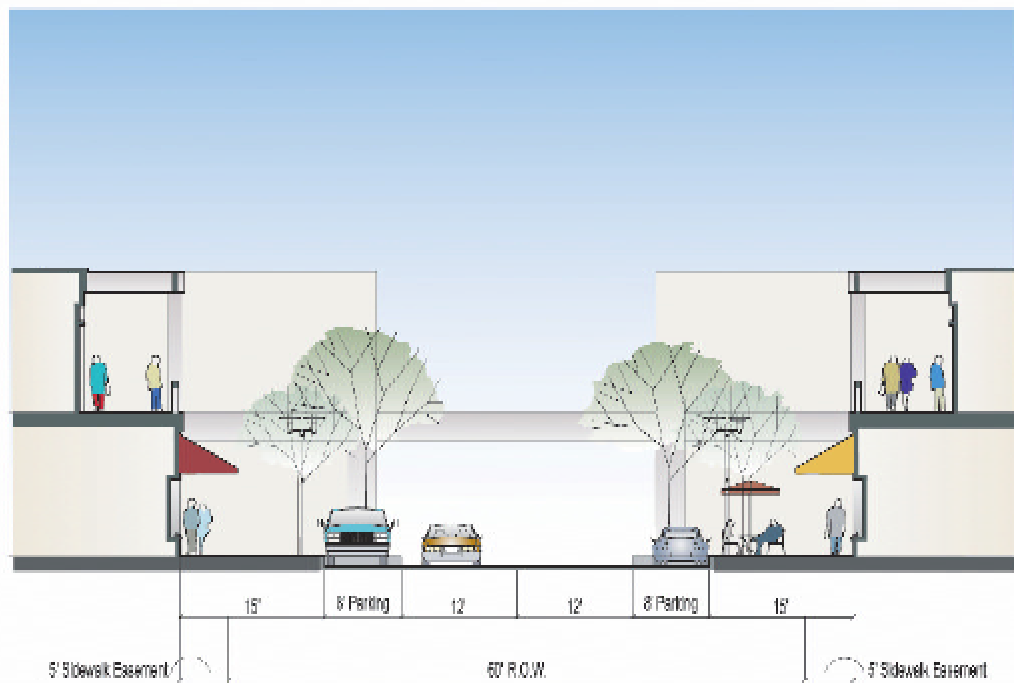
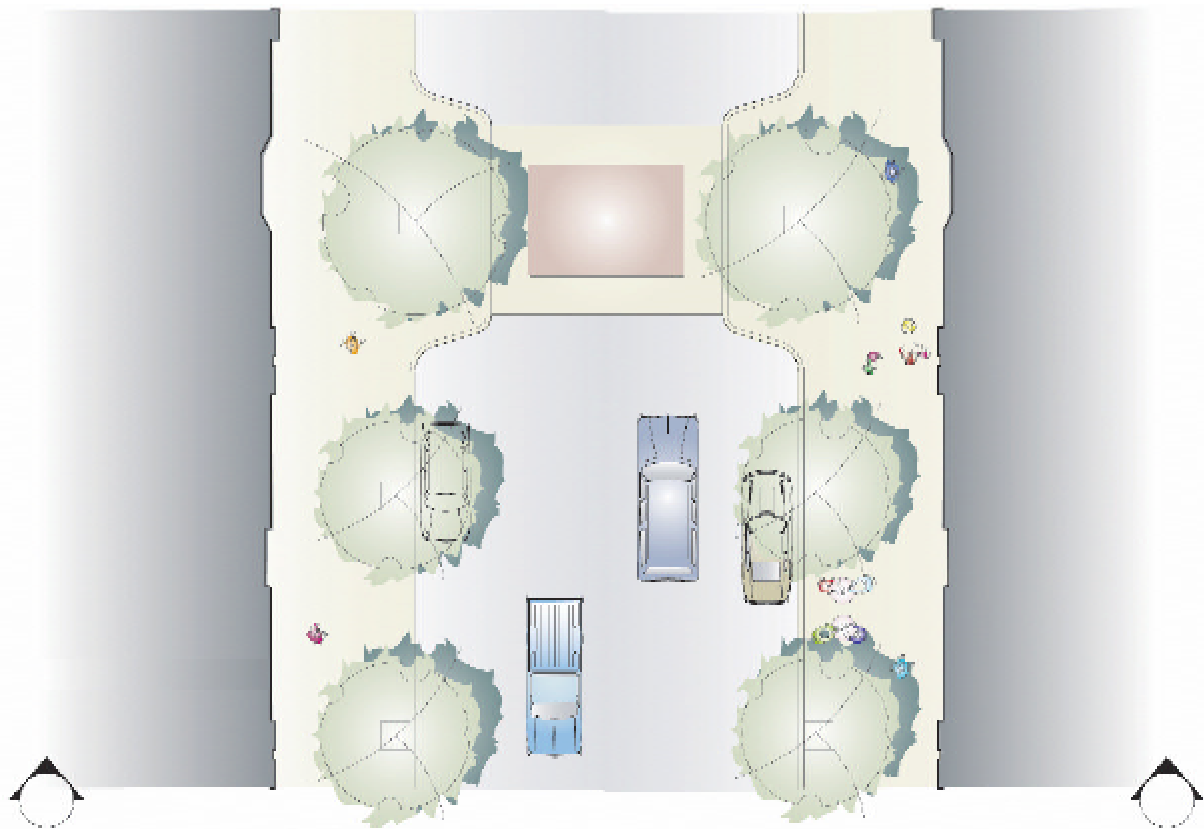
Center Median: None.

Sidewalks: 15' wide on north side (10' located in the ROW and 5' dedicated easement), 15' wide on south side (10' located in the ROW and 5' dedicated easement).

Parallel Parking: 8' wide on the north side, 8' wide on the south side.

Bike Lane: None.





**Cross Section and Plan: McKinley Avenue Extension  
between Mathilda and Town Center Lane**

Figure 8.6



***Iowa Avenue, between Mathilda and Sunnyvale (Figure 8.7)***

Existing ROW: 98' wide at Mathilda/Iowa intersection, 103' wide elsewhere

Eastbound: 1 lane, 11' wide.

Westbound: 1 lane, 11' wide.

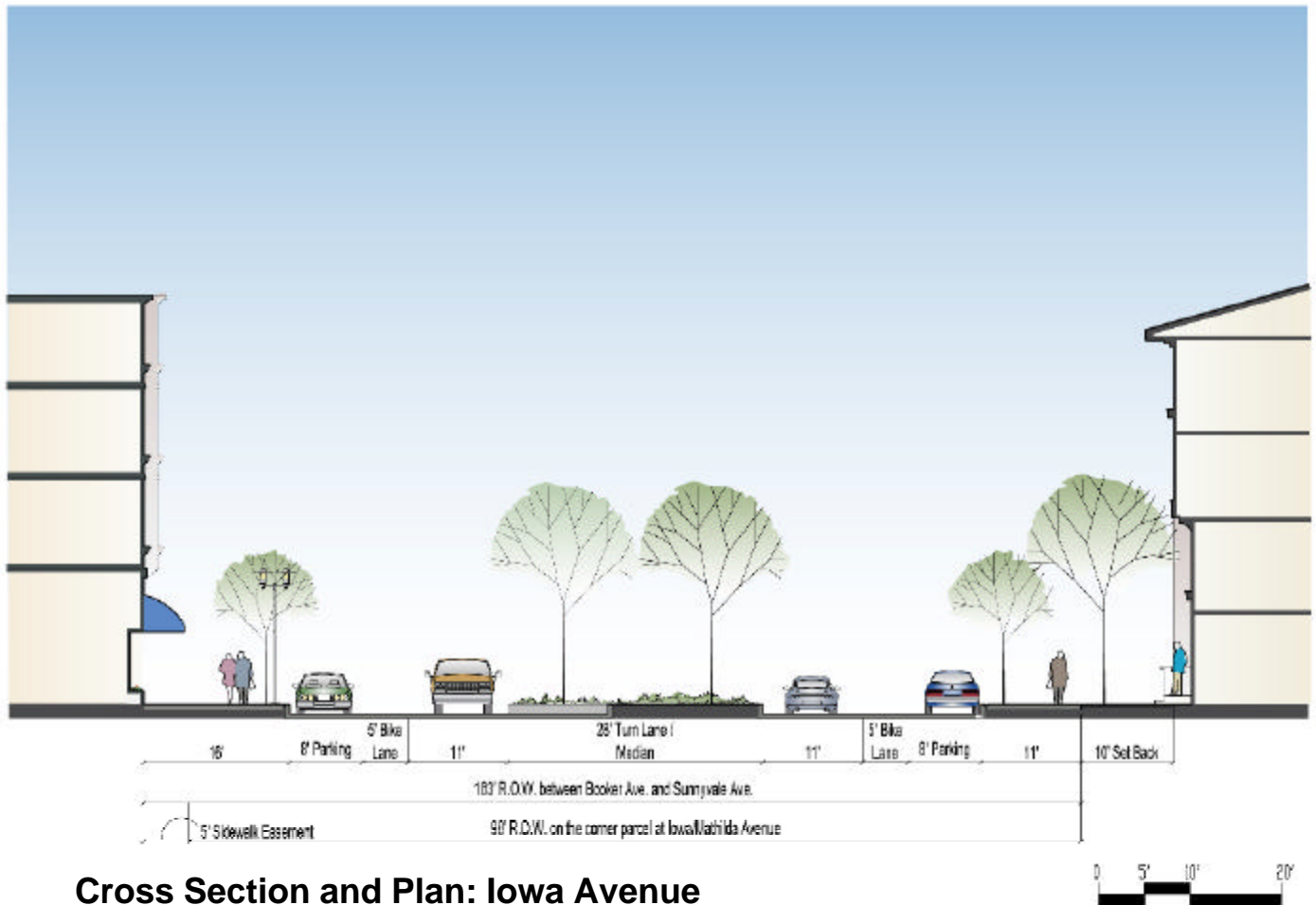
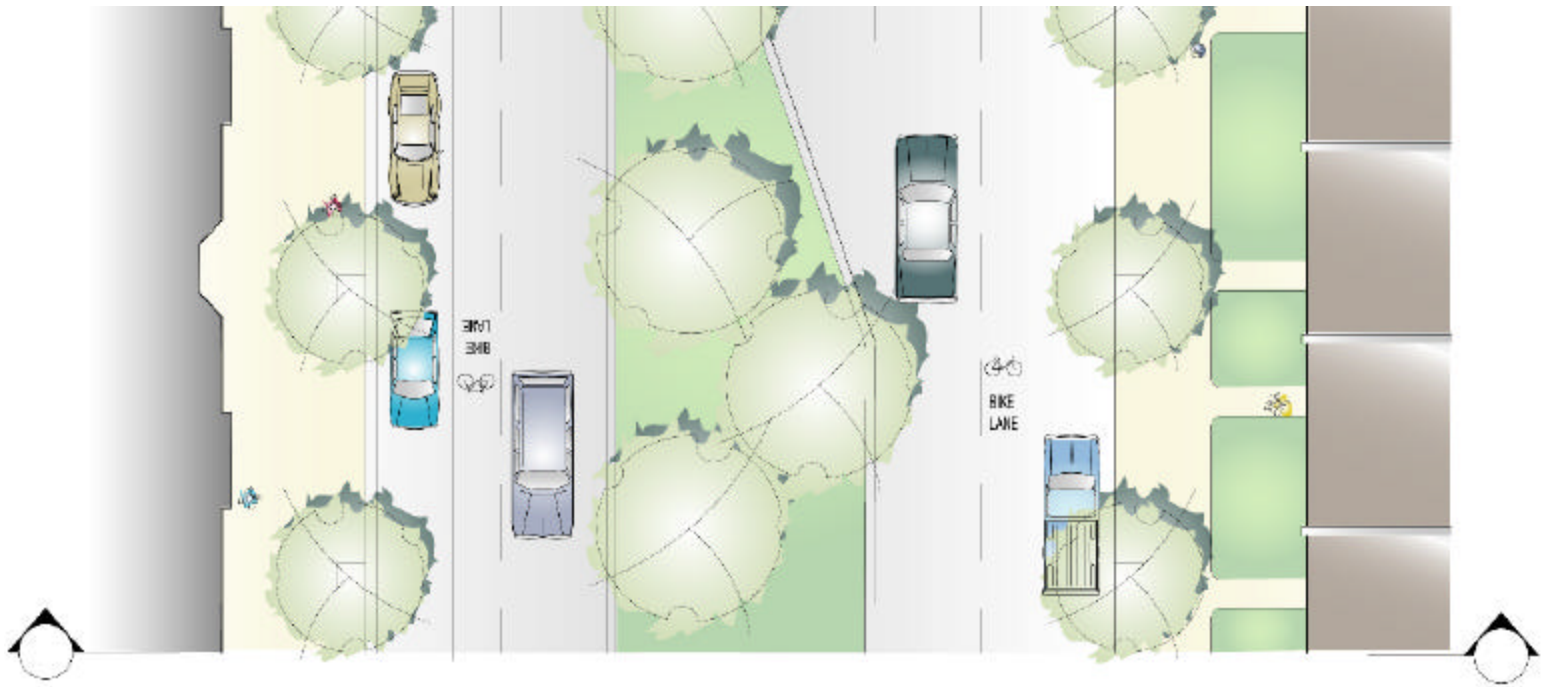
Center Median: 28' wide planted median, narrowing for left turn pockets at intersections.

Sidewalks: 16' wide on north side (located in the ROW except 5' dedicated easement at Mathilda intersection), 11' wide on south side (located in the ROW).

Parallel Parking: 8' wide on the north side, 8' wide on the south side.

Bike Lane: 5' eastbound, 5' westbound.





**Cross Section and Plan: Iowa Avenue  
Between Mathilda and Sunnyvale Avenue**

Figure 8.7